



PLANNING COMMISSION

August 1, 2016 at 5:15pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 523 WINMET DRIVE, TMS# 11702-02-12

Council District: 1

Proposal: Request to annex, assign Urban Core Community Activity Center (UCAC-2) Land Use Classification and RG-1 Zoning. The property is currently classified as Mixed Residential – High Density by Richland County and zoned as RM-MD by Richland County.

Applicant: Minhaj-UI-Quran USA (MQ-USA)

Staff Recommendation: APPROVAL

PC Recommendation: PENDING, 08/01/2016

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: ~0.65 acres
Current Use: Residence
Proposed Use: Expansion of religious place of worship to include picnic shelters and addition to existing structure located on TMS# 11702-02-32
Reason for Annexation: Municipal Services
Urban Service Area: Primary
Current Land Use Classification: Mixed Residential (High Density)
Proposed Land Use Classification: Urban Core Community Activity Center (UCAC-2)
Current Richland County Zoning: RM-MD Residential, Multi-Family, Medium Density District
Proposed Zoning: RG-1 General Residential District
Census Tract: 106

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Primary Area” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and “islands” of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Primary areas are constituted of land contiguous to the City where services are available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Concerning utilities, these areas do not assume that the water or sewer line extends directly to each lot, but that it is available for extension in a reasonable manner. Primary areas are intended to indicate that, barring unanticipated circumstances, annexation is recommended and, where appropriate, should be actively pursued.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends that the subject parcel be designated Urban Core Community Activity Center (UCAC-2) in The Columbia Plan 2018 Future Land Use Map.

Urban Core Community Activity Centers are medium scale collections of primarily business uses, developed within the urban grid of Columbia's neighborhoods. They are destination locations that serve an area of about a 3-5 mile radius or drive distance. These centers often occupy several city blocks (within a neighborhood) and include several dozen businesses and multi-family or mixed-use buildings. The destination nature of these centers means significant demand for transit facilities and parking. Their scale and architecture are larger than most of the surrounding single-family homes. They may be found as nodes in Urban Core Mixed Residential neighborhoods, or in lower intensity within Urban Core Residential neighborhoods.

Primary Types:

- Small and Medium format Business/Employment (excl. Flex)
- Multi-family Small and Medium Mixed Use

Secondary Types:

- Multi-family Small or Medium

Tertiary Types:

- Civic/Institutional
- Single-family Attached
- Large Format Business/Employment (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures and Lots

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned Residential, Multi-Family – Medium Density District (RM-MD) by Richland County, and surrounding parcels within the City of Columbia are zoned General Residential District (RG-1) to the West and General Residential District (RG-2) to the North. Surrounding parcels in unincorporated Richland County are zoned Residential, Multi-Family – Medium Density District (RM-MD).

The proposed City of Columbia zoning district is General Residential District (RG-1).

General Residential District (RG-1)

The RG-1, RG-1A and RG-2 districts are intended as medium and high density residential areas permitting progressively higher population densities, characterized by single-family detached, two-family detached and multiple-family structures, and garden type apartments. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the districts.

STAFF RECOMMENDATION

Staff recommends approval of a resolution assigning UCAC-2 land use classification. Recommend to City Council the adoption of an ordinance assigning UCAC-2 land use classification and recommendation to City Council to assign zoning of RG-1 at the time of annexation.



Rosedale Arch

Winnet Dr

Fairfield Road (US 321)

N Haven Ct

Glenholme Rd

Amberley Rd

Ashley St

02/08/2015

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Future Land Use Map

523 Winmet Drive; TMS#: 11702-02-12

Existing Richland County FLU: Mixed Residential (High Density); Proposed FLU: UCAC-2

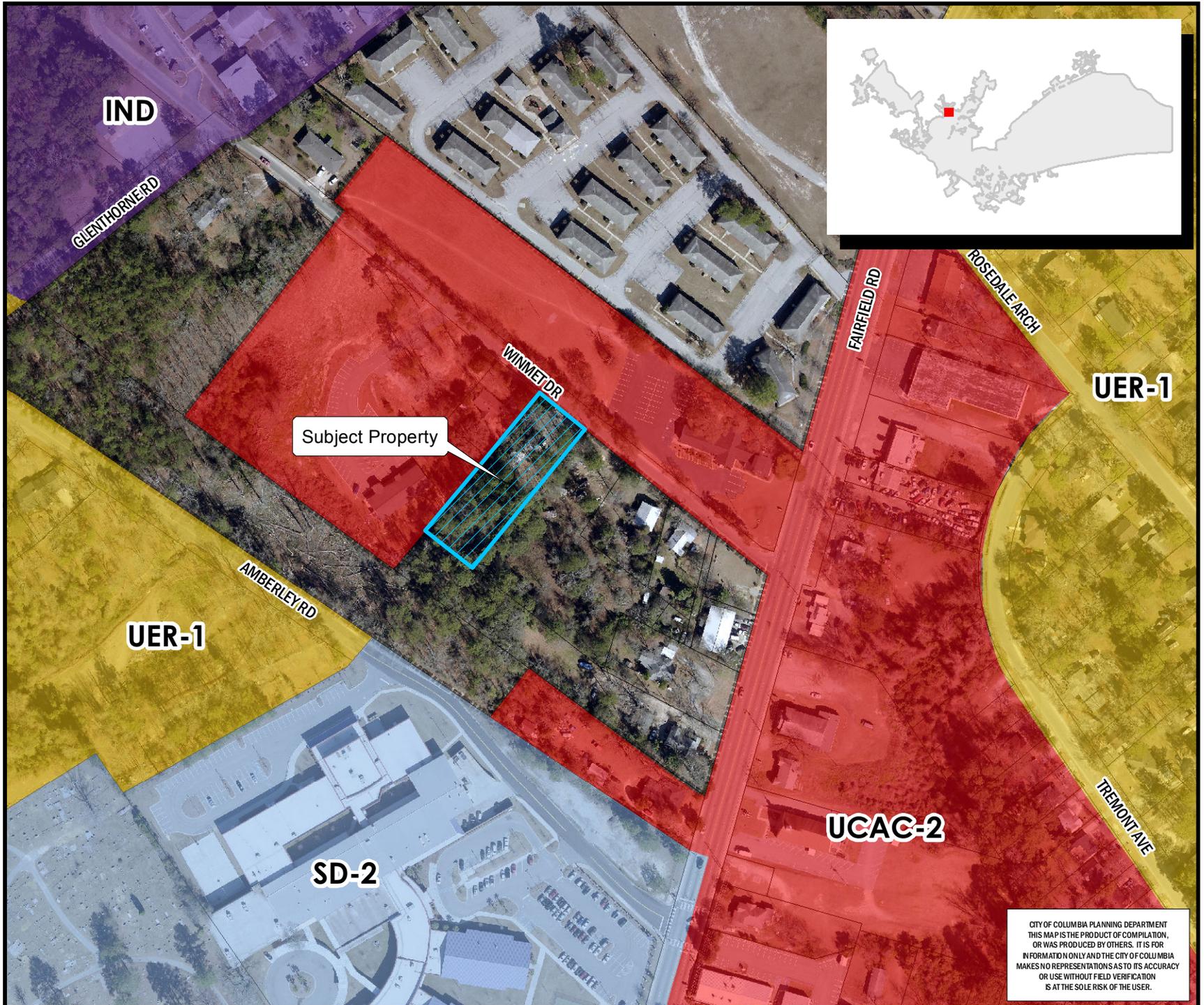
Department of Planning & Development Services

Legend

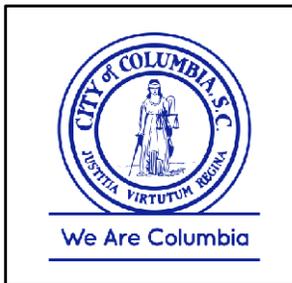
- CITY LIMITS
- PARCELS
- UCMR-1 - Urban Core Mixed Residential 1
- UCMR-2 - Urban Core Mixed Residential 2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UEAC-1 Urban Edge Community Activity Center
- UCAC-3 Urban Core Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

N

0 50 100 200 Feet



ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
July 18, 2016



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

523 Winmet Drive; TMS#: 11702-02-12
 Existing Zoning: RM-MD; Proposed Zoning: RG-1

Department of Planning & Development Services

Legend

	CITY LIMITS
	PARCELS

	D-1		C-1
	RS-1		C-2
	RS-1A		C-3
	RS-1B		C-3A
	RS-2		C-4
	RS-3		C-5
	RD		M-1
	RD-2		M-2
	RG-1		PUD-C
	RG-1A		PUD-LS
	RG-2		PUD-LS-E
	RG-3		PUD-LS-R
	UTD		PUD-R
	MX-1		OUT OF CITY
	MX-2		

0 50 100 200 Feet

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